

## **BOARD OF ZONING APPEALS AGENDA JANUARY 13, 2016**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **January 13, 2015**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. Copies of the staff report are also available at the office of the member of the Board of Supervisors in whose district the application property is located, and online at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentInProcessBZA.aspx>, by putting in the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

### ***Matters Presented By Board Members***

---

#### ***Administrative Items***

---

##### Staff/Action

9:00 A.M. DELIA OCHOA-AMINI / MS. DELIA'S DAY CARE, SP 2014-PR-189 Appl. under Sect(s).  
H. Eddy 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at  
*Admin.* 3249 Jermantown Rd., Fairfax, 22030, on approx. 18,648 sq. ft. of land zoned R-2.  
*Moved to* Providence District. Tax Map 47-3 ((1)) 29 A. (*Admin. moved from 4/22/15, 6/24/15, and*  
*2/24/16 at 10/7/15 at appl. req.*  
*appl. req.*

S.C. Williams SWEET LEAF, INC., A 2015-DR-027 (Concurrent with A 2015-DR-028.)  
*Admin.*  
*Moved to*  
*4/13/16 at*  
*appl. req.*

S.C. Williams JULIANO PROPERTIES, INC., A 2015-DR-028 (Concurrent with A 2015-DR-027.)  
*Admin.*  
*Moved to*  
*4/13/16 at*  
*appl. req.*

### ***Public Hearings***

---

9:00 A.M. ATA-UR R AKHTAR, SP 2015-LE-108 Appl. under Sect(s). 8-914 and 8-917 of the Zoning  
Ordinance to permit a modification to the limitation on the keeping of animals; and to  
C. Gresham permit a reduction in the minimum yard requirements based on an error in building location  
Approved to permit an accessory storage structure (pigeon coop) to remain 3.2 ft. from a side lot line.  
Located at 5917 Erving St., Springfield, 22150, on approx. 8,447 sq. ft. of land zoned R-4.  
Lee District. Tax Map 80-3 ((2)) (16). (*Decision Deferred from 10/28/15.*)

- 9:00 A.M. SHAZIA NAWAZ, SP 2015-MA-015 Appl. under Sect(s). 3-2003 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6223 Squires Hill Dr., Falls Church, 22044, on approx. 1,730 sq. ft. of land zoned R-20, CRD, HC, and SC. Mason District. Tax Map 51-3 ((40)) 2. *(Decision deferred from 7/22/15 and 10/21/15.)*  
L. Arseneau Approved
- 9:00 A.M. KENNETH AND LYNN TODOROV, SP 2015-DR-132 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 1946 MacArthur Dr., McLean, 22101, on approx. 15,000 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((30)) 1.  
B. Krasner Approved
- 9:00 A.M. JONATHON JONES, TR, SP 2015-DR-138 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit the construction of a two-story addition 35.6 ft. from a front lot line; and a reduction in minimum yard requirements based on error in building locations to permit a deck (patio) to remain 3.9 ft. from a side lot line, and an accessory structure to remain 7.2 ft. from a side lot line and 6.7 ft. from a rear lot line. Located at 2000 Freedom Ln., Falls Church, 22043, on approx. 15,639 sq. ft. of land zoned R-1. Dranesville District. Tax Map 40-2 ((1)) 54.  
B. Krasner Approved
- 9:00 A.M. STEVE NI AND MELISSA NI, SP 2015-PR-137 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit the construction of an addition 7.1 ft. from a side lot line; and a reduction in minimum yard requirements based on error in building location to permit a deck with stairs to remain 9.1 ft. from a side lot line. Located at 2528 Drexel St., Vienna, 22180, on approx. 20,116 sq. ft. of land zoned R-3. Providence District. Tax Map 49-1 ((9)) (I) I and 49-1 ((9)) (I) 9.  
S. E. Williams Approved
- 9:00 A.M. AUDREY REBECCA ANN KOSMAL AKA ANN KOSMAL / GRZEGORZ KRZYSZTOF KOSMAL AKA GRZES KOSMAL, SP 2015-DR-140 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit the construction of an addition 9.1 ft. from a side lot line. Located at 6646 Fisher Ave., Falls Church, 22046, on approx. 10,400 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-4 ((5)) 89.  
S. E. Williams Approved
- 9:00 A.M. CARLA MCNEIL SEAY / CARLA'S WEECARE HOME DAYCARE LLC, VC 2015-MV-009 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structures to remain in the front yard of a through lot containing 36,000 square ft. or less. Located at 8045 Winding Way Ct., Springfield, 22153, on approx. 16,130 sq. ft. of land zoned PDH-3. Mt. Vernon District. Tax Map 98-1 ((4)) 541.  
H. Eddy Approved
- 9:00 A.M. DAVID B. AND KELLIE A. GOLDSTEIN, SP 2015-MA-134 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit the construction of an addition 7.5 ft. from a side lot line. Located at 6318 Lakeview Dr., Falls Church, 22041, on approx. 22,700 sq. ft. of land zoned R-2, HC. Mason District. Tax Map 61-3 ((14)) 99 and 100.  
H. Eddy Approved

- 9:00 A.M. PAUL CHRISTOU, SP 2015-MV-044 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit accessory structure (stone oven/grill) to remain 0.4 ft. from side lot line and 0.0 ft. from rear lot line, roofed deck 1.4 ft. from rear lot line and an accessory structure (stone grill) 0.3 ft. from rear lot line. Located at 1220 Tudor Pl., Alexandria, 22307, on approx. 17,614 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-4 ((4)) ((2)) 6. (Concurrent with VC 2015-MV-003). *(Admin. moved from 7/15/15 at appl. req.) (Deferred from 10/7/15 at appl. req.) (Continued from 12/2/15 at Board's req.) (Decision Deferred from 1/6/16.)*
- E.M. Haley  
*Decision*  
*Deferred*  
*to 2/3/16*
- 9:00 A.M. PAUL CHRISTOU, VC 2015-MV-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structures in the front yard of a lot containing 36,000 sq. ft. or less and to permit a fence or wall which exceeds 6.0 ft. in height in a front yard and greater than 7.0 ft. in a side and rear yard, and to permit greater than 30% of rear yard coverage. Located at 1220 Tudor Pl., Alexandria, 22307, on approx. 17,614 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 93-4 ((4)) (2) 6. (Concurrent with SP 2015-MV-044). *(Admin. moved from 7/15/15 at appl. req.) (Deferred from 10/7/15 at appl. req.) (Continued from 12/2/15 at Board's req.) (Decision Deferred from 1/6/16.)*
- E.M. Haley  
*Decision*  
*Deferred*  
*to 2/3/16*
- 9:00 A.M. LIFETIME LEARNING ACADEMY INC. DBA LA PETITE DOUEE DAYCARE & GLORIA ATITSO QUIST, SP 2014-LE-216 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5314 Neville Ct., Alexandria, 22310, on approx. 14,018 sq. ft. of land zoned R-3. Lee District. Tax Map 82-1 ((8)) 110. *(Admin. moved from 5/20/15 and 8/5/15 at appl.) (Deferred from 10/28/15 at staff's req.)*
- E.M. Haley  
Approved
- 9:00 A.M. BRENDA CAFIERO/ANTHONY BLADEK, SP 2015-HM-130 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction in the minimum yard requirements based on an error in building location to permit an accessory structure (treehouse) to remain 0.0 ft. from a side lot line and 9.3 ft. from a rear lot line, and a second accessory structure (treehouse) to remain 7.6 ft. from a rear lot line. Located at 1715 Raleigh Hill Rd., Vienna, 22182, on approx. 28,757 sq. ft. of land zoned R-1 (Cluster). Hunter Mill District. Tax Map 18-4 ((13)) 48.
- E.M. Haley  
Approved-  
In-Part
- 9:00 A.M. WILLIAM B. FOULOIS, TRUSTEE AND MARA E. FOULOIS, TRUSTEE, SP 2015-MV-135 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit the construction of an addition 10.0 ft. from a side lot line, and a reduction in minimum yard requirements based on errors in building locations to permit an accessory storage structure to remain 0.8 ft. and a deck (patio) to remain 7.9 ft. from a side lot line. Located at 10910 Belmont Blvd., Mason Neck, 22079, on approx. 21,855 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 118-1 ((2)) 76.
- E.M. Haley  
Approved

**JOHN F. RIBBLE III, CHAIRMAN**